

ADMINISTRATIVE COMMITTEE

Monday, October 5, 2015
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold its regular meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

AGENDA

1. Welcome and Introductions.
2. Consider approval of minutes for September 14, 2015.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 402 West Center, Ryan Acree, applicant.
4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for a Home Occupation Office in a Detached Accessory Structure at 290 West 1700 South, Dorian Vandegrift, applicant.
5. Miscellaneous business and scheduling.



Chad Wilkinson, City Planner

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

**Bountiful City
Administrative Committee Minutes
September 14, 2015**

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Dave Badham; Recording Secretary – Darlene Baetz.

Excused: Committee Member – John Marc Knight

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:00 p.m. and introduced all present.

2. Consider approval of minutes for August 3, 2015 and August 31, 2015.

Mr. Wilkinson made a motion to approve the minutes for August 3, 2015 per Mr. Knight's email approval of the same.

<u> A </u>	Mr. Wilkinson
<u> A </u>	Mr. Knight (approved via email)
—	Mr. Cheney (Abstained)
—	Mr. Badham (Abstained)

Motion passed 2-0.

Mr. Cheney made a motion to approve the minutes for August 31, 2015. Mr. Wilkinson seconded the motion.

<u> A </u>	Mr. Wilkinson
<u> A </u>	Mr. Cheney
—	Mr. Badham (Abstained)

Motion passed 2-0.

3. Consider approval of a Lot Line Adjustment at 296 East 900 North and 306 East 900 North, Jody and Jamie Jenkins, applicants.

Jody and Jamie Jenkins, applicants, were present.

Chairman Wilkinson presented a summary of the staff report (the full staff report follows).

The applicants are applying for a Lot Line Adjustment between their properties at 296 East 900 North and 306 East 900 North in Bountiful, Utah. A property line adjustment was

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previously approved for these parcels on July 22, 2015. The notice of approval for the previous property line adjustment was recorded by the City, but a deed or other device must be recorded at the county in order to recognize the new configuration. The new proposal will supersede the previous approval. The applicant owns both properties which are located in the R-4 Single-Family Residential Zone. The purpose of the property line adjustment is to convey approximately 16,700 square feet (0.38 acres) from the parcel at 306 East 900 North (Parcel A), west to the parcel at 296 East 900 North (Parcel B), increasing the size of Parcel B to 1.375 acres (59,895 square feet) and reducing the size of Parcel A to 0.191 Acres (8,338 square feet).

No new lots are being created. The property located at 306 East 900 North currently doesn't meet the minimum lot width requirement of 80 feet. The lot is considered to be an existing legal nonconforming parcel and the amendment to the property will not increase the degree of non-conformity. Both properties would still conform to the required lot sizes for this zone required in the City's Land Use Ordinance.

No public easements will be affected on either property.

Based on findings, Staff recommends approval for a lot line adjustment, with the following condition:

1. The approved lot line adjustment is recorded with the County. **Note:** Approval of the property line adjustment does not act as a conveyance of property.

Mr. Badham inquired regarding the purpose for the transfer of property. Mr. Jenkins explained future plans for demolition of the existing house and for building a new home and the subsequent need for a differently configured lot line.

Mr. Cheney made a motion for approval of a Lot Line Adjustment at 296 East 900 North and 306 East 900 North, Jody and Jamie Jenkins, applicants. Mr. Badham seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Badham

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Group Instruction with up to 12 children at 211 East 750 North, Karen Davis, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Group Instruction with up to 12 children at 211 East 750 North, Karen Davis, applicant. Mr. Badham seconded the motion.

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Badham

Motion passed 3-0.

5. Miscellaneous business and scheduling.

Chairman Wilkinson ascertained there were no further items of business.

The meeting was adjourned at 5:10 p.m.

Chad Wilkinson, City Planner



BOUNTIFUL

City of Beautiful Homes and Gardens

MAYOR
RANDY LEWIS

CITY COUNCIL
RICHARD HIGGINSON
BETH HOLBROOK
JOHN M. (MARC) KNIGHT
KENDALYN HARRIS
JOHN PITT

CITY MANAGER
GARY R. HILL

Memo

Date: September 28, 2015
To: Administrative Committee
From: Andy Hulka, Planning Assistant
Re: Staff Report for the Administrative Committee Meeting on Monday, October 5, 2015

Overview

3. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 402 W Center, Ryan Acree, applicant.

Item #3

Background

The property where the solar panels are to be installed is located in the R-4 Single Family Zone. Solar power panels are classified in the city ordinance as "private power plants" and require a conditional use permit if they are over 10 watts. The applicant has indicated that the photovoltaic system to be installed will produce 9.88 kilowatts (9,880 watts), requiring a conditional use permit.

Findings

The application submitted indicates the proposed installation of 3 photovoltaic arrays for a total of 39 panels. The arrays will occupy approximately 684 square feet, which is smaller than the 50% maximum roof coverage. The south facing roof above the garage will have 10 panels with 6 panels on the bottom row and 4 panels on the top row. The south facing roof above the house will have 23 panels with 12 panels on the bottom row, 7 panels on the second row, and 4 panels on the top row. The east facing roof will have 6 panels, with 5 panels on the bottom row and 1 panel on the top row. The panels will be connected to the roof by a SolarMount bolted roof mount system. The roof is of modified rafter construction, has a slope of 5:12, and the shingles will be replaced the day before the solar panels are installed. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

Staff Recommendation

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the conditional use permit with the following conditions:

1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This conditional use permit is solely for this site and is non-transferable.

Bountiful Land Use Ordinance

14-14-126 PRIVATE POWER PLANTS

- A. A "Private Power Plant" is any device or combination of devices not owned and operated by a regulated utility company, which convert mechanical or chemical energy into electricity. A private power plant with a peak power generation capacity of 10 Watts/12v/500mA (or equivalent) is exempt from the provisions of this Section. A private power plant, including a windmill or wind turbine, shall not be permitted within Bountiful City limits, with the following exceptions:
1. A back-up power generator running on unleaded gasoline, diesel, natural gas, propane, or hydrogen fuel cell, rated for a single structure or building lot, located in accordance with the requirements of the zone in which it is located.
 2. A photovoltaic cell array or other passive solar energy system located in accordance with the requirements for occupied structures for the zone in which it is located.
- B. With the exception of a back-up power generator, no private power plant may be installed or used on any property unless a conditional use permit has been issued for the specific power generation device.
- C. A private power plant is not exempt from the height requirements of the Zone in which it is located, and shall be considered an occupied structure for the purposes of calculating height.
- D. Solar energy design standards and requirements
1. Solar energy panels or collectors that are mounted to the roof shall:
 - a. Not extend beyond the roofline.
 - b. Not reflect sunlight onto neighboring windows or rights-of-way.
 - c. Not exceed fifty (50) percent of the total roof area.
 - d. Shall be maintained in good condition.
 2. Prior to installation, use, and connection to the grid, the following shall be done:
 - a. A Conditional Use Permit shall be issued
 - b. A Building Permit shall be issued
 - c. The Power Department shall approve the application for net metering
 - d. The Power Department shall approve the physical installation

402 W Center St



CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 9/22/15

Property Address: 402 W Center

Applicant Name: Ryan Acree

Applicant Address: 402 West Center

Applicant Phone #: 801-834-0608

Applicant Email: Rcacree@gmail.com

tboghesesgreenenergy.com

Tom 801 885-3802

1. Items that shall be included with any Conditional Use Permit application:

- a. A completed Bountiful City Application for Conditional Use Permit cover sheet (this document).
- b. Payment of Filing Fee (\$200 P.C. / \$50 A.C.)
- c. If the conditional use permit is to be approved by the Planning Commission, a mailing list of all property owners within three hundred feet (300') of the subject property boundaries based on the most recent Davis County Tax Assessment records, submitted on self-adhesive mailing labels. Items heard by the Administrative Committee do not require mailing labels.
- d. If the conditional use permit requires site plan review, two (2) full sized, and one (1) 11x17 copy or one (1) .PDF file, of the proposed site plan drawn at 1:10 scale or as required by the City Engineer and City Planner. A site plan shall include:
 - i. A north arrow, the scale of the drawing, and the date of the drawing.
 - ii. Street names and addresses.
 - iii. Property lines with dimensions.
 - iv. All sidewalks, driveways, curbs and gutter, and parking areas.
 - v. All existing easements, rights-of-way, and any other restrictions on the use of the property.
 - vi. Existing buildings, proposed buildings, and other significant features on the site.
 - vii. Existing buildings and significant features located on adjacent properties within 50 feet (50') of the subject property boundaries
 - viii. When required by the City Planner or City Engineer, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.



- e. Typed responses to the following questions:
- i. How does your proposed project fit in with surrounding properties and uses?
 - ii. What will you do to mitigate the potential conflicts with surrounding properties and uses?

2. Property Owner Authorization and Affidavit

The undersigned, being duly sworn, depose that I am (we are) the owner(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment, are to the best of my (our) knowledge true and correct.

Ryan C Acree
Owner/Agent

Owner/Agent



BOUNTIFUL

City of Beautiful Homes and Gardens

MAYOR
Randy C. Lewis
CITY COUNCIL
Kendalyn Harris
Richard Higginson
Beth Holbrook
John M. Knight
John Pitt
CITY MANAGER
Gary Hill

SOLAR PANEL QUESTIONS

Please completely answer all questions (do not simply refer to an attachment)

Total Number of Panels	38. 260 watt pv panels
Array Dimensions Total rating of photovoltaic system:	Total covered 684 square feet. Refer to plan 9.88 KW
Mounting Location	
Roof/Wall/Other	South and east side of roof
Roof Pitch (Rise/Run e.g. "5/12")	5/12
Roofing Material Asphalt Shingle/Tile/Steel/Other Age & Condition of Shingles	Asphalt shingles New shingles will be installed as others are removed
Roof Construction Rafter/Truss/Joist	Modified rafters
Engineering Analysis	
Connection to Roof	Sun mod0 and Uni rac
Analysis of Existing Roof Structure with added Solar Equipment	Vector engineering letter attached
Adequate Uplift Resistance (120 mph Exp B)	Vector engineering attached to meet criteria



Solar Electric System Proposal

September 1, 2015

Prepared For:

Ryan Acree

Phone: (801) 834-0608

Email: rcacree@gmail.com

Project Site:

402 W Center St.
Bountiful, UT 84010

SES Green Energy
5130826-5501
2750 W Rasmussen Rd
Park City, UT 84098
sesgreenergy.com



Imagery ©2015 State of Utah

NO.	REVISION	DATE	REVISION
1	1	9/1/15	1
2	2	9/1/15	2
3	3	9/1/15	3
4	4	9/1/15	4
5	5	9/1/15	5
6	6	9/1/15	6
7	7	9/1/15	7
8	8	9/1/15	8
9	9	9/1/15	9
10	10	9/1/15	10

Ryan Acree
402 W Center St.
Bountiful, UT 84010

DRAWINGS PROVIDED
BY:
SES GREEN ENERGY

DATE:
9/23/15

SCALE:

SHEET:

P-1



UTAH OFFICES
Sandy
Layton
St. George



Project Number: U1857-003-151

September 23, 2015

SIS Green Energy
670 W. 400 N.
Orem, UT 84057

ATTENTION: Tom Bugh

REFERENCE: Ryan Acree Residence: 402 W. Center St., Bountiful, Utah 84010
Solar Panel Installation

Dear Mr. Bugh:

Per your request, we have reviewed photos relating to the installation of solar panels at the above-referenced site.

Based upon our review, it is our conclusion that the installation of solar panels on this existing roof will not adversely affect the structure of this house. The design of the solar panel supporting members and connections is by the manufacturer and/or installer. The adopted building code in this jurisdiction is the 2012 International Building Code and ASCE 7-10. Appropriate design parameters which must be used in the design of supporting members and connections are listed below:

- Ground snow load: 43 psf per Utah amendments to the IRC (verify with local building department)
- Wind exposure category: B
- Wind exposure coefficient: 0.85
- Wind speed for risk category II structures: 120 mph (3-sec gust)

If using documents referencing ASCE 7-05, the design wind speed may be converted to an ASCE 7-05 equivalent of 90 mph, Exposure B.

Our conclusion regarding the adequacy of the existing roof is based on the fact that the additional weight related to the solar panels is less than 3.5 pounds per square foot. In the area of the solar panels, no 20 psf live loads will be present. Regarding snow loads, it is our conclusion that since the panels are slippery and dark, effective snow loads will likely be reduced in the areas of the panels. Regarding wind loads, we conclude that any additional forces will be negligible due to the low profile of the flush-mounted panel system. Regarding seismic loads, we conclude that any additional forces will be small. With an assumed roof dead load of 15 psf, solar panel dead load of 3.5 psf, and effective roof area of 40% (maximum), the additional dead load (and consequential seismic load) will be 10 psf. The roof structure conservatively reflects the weight of wall and roof loads. Because the increased dead load is less than 10%, this alteration meets the requirements of the exception in Section 807.5 of the 2012 International Existing Building Code. Thus the existing structure is permitted to remain unaltered.

During design and installation particular attention must be paid to the maximum allowable spacing of attachments and the location of solar panels relative to roof edges. The use of solar panel support span tables provided by the manufacturer is allowed only where the building type, site conditions, and solar panel configuration match the description of the span tables. Attachments to existing roof joist or rafters must be staggered so as not to over load any existing structural member. Waterproofing around the roof penetrations is the responsibility of others. All work performed must be in accordance with accepted industry-wide methods and applicable safety standards. Vector Structural Engineering assumes no responsibility for improper installation of the solar panels.

Please note that we have reviewed photos taken of the existing roof framing, but a representative of Vector Structural Engineering has not physically observed the roof framing of this home. Our conclusions are based upon our review of the photos and the assumption that all structural roof components and other supporting elements are in good condition and are sized and spaced such that they can resist standard roof loads.

Very truly yours,

VECTOR STRUCTURAL ENGINEERING, LLC

Roger T. Alworth, S.E.
Principal
Enclosure
RTAAkbh

9/23/2015

9138 S. State St., Suite 101 / Sandy, UT 84070 / T (801) 990-1775 / F (801) 990-1776 / www.vectorse.com

June 29, 2015

UniRac

1411 Broadway Boulevard NE
Albuquerque, New Mexico 87102-1545
TEL: (505) 242-6411
FAX: (505) 242-6412

Attn.: Engineering Department,

Re: Engineering Certification for UniRac's SolarMount Design & Engineering Guide

PZSE, Inc.-Structural Engineers has reviewed UniRac's "SolarMount Design & Engineering Guide" and specifically the enhancements of the SolarMount Flush-to-Roof System, Pressure Lookup Tables, and Downward & Upward Span Length Tables.

This certification excludes connections to building structures and the effects on building structure components. All information, data and analysis contained within the Installation Manual are based on, and comply with the following:

1. 2012 International Building Code, by International Code Council, Inc. 2012
2. ASCE/SEI 7-10 Minimum Design Loads for Buildings and other Structures
3. 2010 Aluminum Design Manual, by The Aluminum Association, 2010

This letter certifies that the structural calculations contained within UniRac's "SolarMount Design & Engineering Guide" are in compliance with the above Codes.

If you have any questions on the above, do not hesitate to call.

Sincerely,

Paul Zacher, SE - President

8150 Sierra College Boulevard, Suite 150 • Roseville, CA 95661 • 916.961.3960 P • 916.961.3965 • www.pzsa.com

REVISION TABLE			
NUMBER	DATE	REVISID BY	DESCRIPTION

Ryan Acree
402 W Center St.
Bountiful, UT 84010

DRAWINGS PROVIDED
BY:
SES GREEN ENERGY

DATE: 9/23/15
SCALE:
SHEET:



BOUNTIFUL

City of Beautiful Homes and Gardens

MAYOR
RANDY LEWIS

CITY COUNCIL
RICHARD HIGGINSON
BETH HOLBROOK
JOHN M. (MARC) KNIGHT
KENDALYN HARRIS
JOHN PITT

CITY MANAGER
GARY R. HILL

Memo

Date: September 28, 2015
To: Administrative Committee
From: Andy Hulka, Planning Assistant
Re: Staff Report for the Administrative Committee Meeting on Monday, October 5, 2015

Overview

4. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for a Home Occupation Office in a Detached Accessory Structure at 290 West 1700 South, Dorian Vandegrift, applicant.

Item #4

Background

The property is located in the RM-19 Residential Multiple-Family Zone. The applicant would like to build a detached accessory structure to use as an office for his home occupation in the rear yard. Home occupation offices are classified in the City Ordinance as requiring a Conditional Use Permit.

Findings

The application submitted includes a site plan, which indicates that the accessory structure will be 200 square feet. The structure will only occupy approximately 2% of the total area of the parcel (9,583.2 square feet). The structure will be setback 5 feet from the side property line and 13 feet from the rear property line. A statement from the applicant indicates that the office will be used for a computer art business and that the applicant has no additional staff, but another computer artist might provide help on premises. The use appears to be incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

Staff Recommendation

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The Accessory Building shall meet all criteria in 14-17-105 and 14-17-108 of the Bountiful City Code.
2. The property owner shall obtain a building permit.
3. The applicant shall maintain an active Bountiful City business license.
4. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
5. The Conditional Use Permit is solely for this site and is non-transferable.
6. The property owner shall record a deed restriction on the property stating that the use of the property is for a single family dwelling.

Bountiful Land Use Ordinance

14-17-105 HOME OCCUPATION REQUIREMENTS

A proposed home occupation use shall meet the following criteria to qualify for a Home Occupation Business License:

- A. The use shall be clearly incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition thereof. There shall be no displays, advertisements, stock in trade, or signs related to the business except for: one (1) flat wall sign placed on the dwelling that shall not exceed four (4) square feet in size, and any sign required by State Law and/or which meet the provisions of this Title.
- B. The use shall be conducted entirely within a dwelling, except for work performed offsite. Only members of the family related by blood, marriage, or adoption, and who reside in the dwelling, may work onsite. The only exception is that one (1) additional person may be employed as a secretary, apprentice, or assistant where there are no more than five (5) family members actively engaged in the home occupation. Employees who are not family members and/or who do not reside at the dwelling shall not meet, park, or otherwise congregate at the home or in the general vicinity. Additional outside employees are not allowed if there is more than one home occupation at the property.
- C. The use shall not involve more than 50% of the entire dwelling.
- D. The use shall not involve the area of required, covered, off-street parking.
- E. No product or commodity shall be stored onsite, and no customer may physically visit the site of a home occupation to take delivery of a product or commodity. Commodities may be produced on the premises and sold offsite.
- F. The use shall not create noise, dust, odors, noxious fumes, glare, or other nuisances, including interruption of radio and/or television reception, which are discernible beyond the premises.
- G. The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.
- H. The use shall not involve mechanical or electrical apparatus, equipment, or tools not commonly associated with a residential use or as are customary to home crafts.
- I. The use shall not generate traffic in greater volumes than would normally be expected in a residential neighborhood nor involve the use of commercial vehicles other than standard delivery vehicles for delivery of materials to or from the premises.
- J. The use shall not involve the parking of equipment or motor vehicles having a gross weight of twelve thousand (12,000) pounds or more directly at the residence.
- K. The use shall be in compliance with all applicable fire, building, plumbing, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.

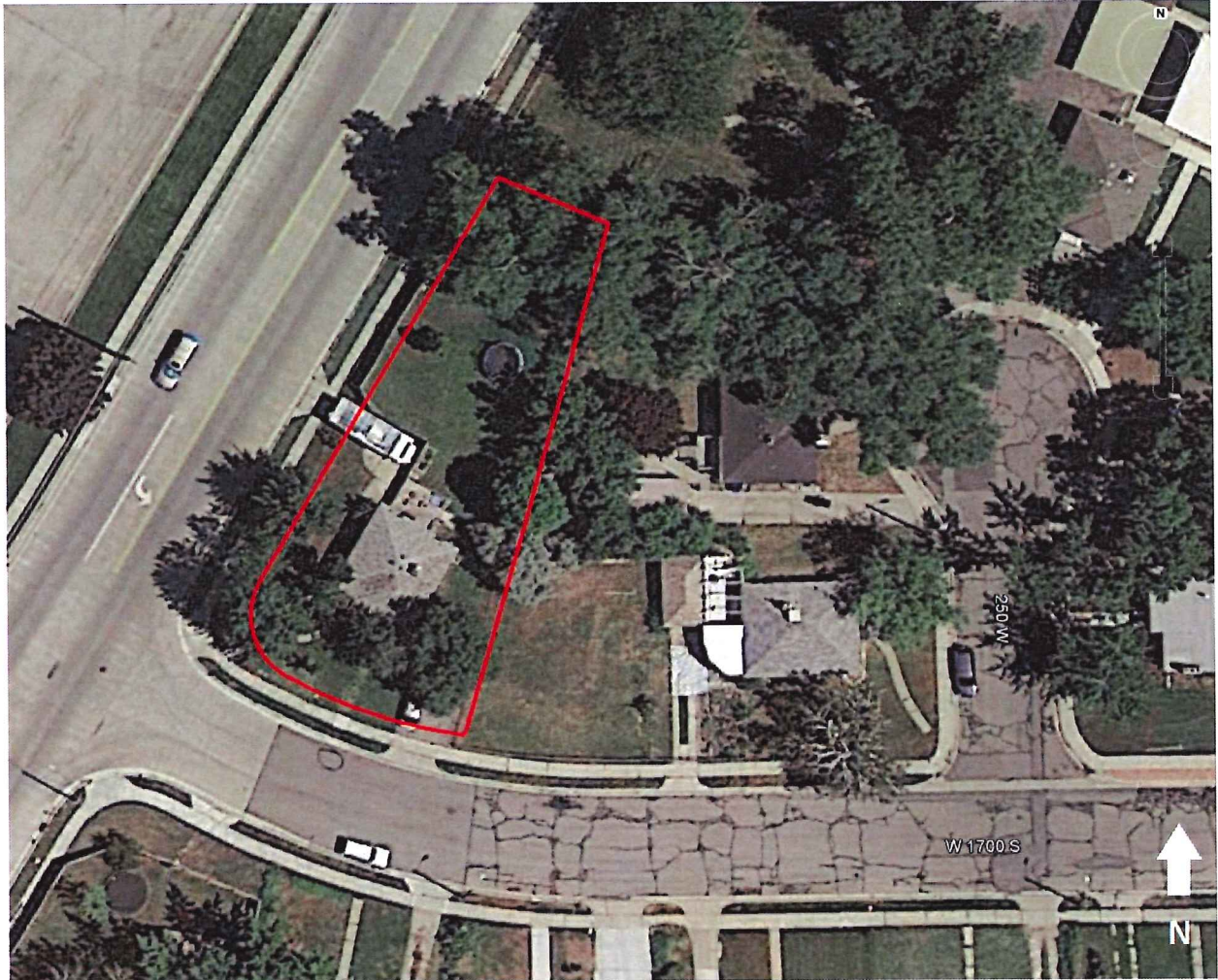
- L. The residence and property may be inspected from time to time to determine continued compliance with the provisions of this Ordinance and other applicable codes.

14-17-108 HOME OCCUPATION CONDITIONAL USES

Home occupations in the following areas of work are conditional uses, and licenses may be issued for them only if a conditional use permit is granted following notice and a public hearing:

- A. Lawn care and/or landscaping,
- B. Construction and/or contracting,
- C. Snow removal,
- D. Residential day care or group instruction facilities with more than eight (8) people,
- E. A home occupation office use may be allowed in a detached accessory structure in accordance with the following:
 - 1. The total office area, including a restroom and any storage space, shall not exceed three hundred (300) square feet.
 - 2. The office shall not be located in an area of required, covered, off-street parking.
 - 3. No part of the office space shall be utilized if the required, covered, off-street parking is being utilized for a purpose other than parking.
 - 4. The only retail activity allowed is that transacted electronically or by mail. Any retail activity involving the physical delivery of goods or persons to the property is expressly prohibited.
 - 5. A home occupation office in a detached accessory structure shall be deemed unlawful and shall not be occupied unless the owner has recorded a deed restriction on the property stating that the use of the property is for a single family dwelling, and that the office space shall only be used in accordance with the provisions of the Bountiful City Land Use Ordinance as it may be amended from time to time.

290 West 1700 South





BOUNTIFUL

City of Beautiful Homes and Gardens

CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 9-23-15
 Property Address: 290 W. 1700 S. Bountiful, UT 84010
 Applicant Name: Dorian Vandegrift
 Applicant Address: same as above
 Applicant Phone #: 801-872-9190

doriane@vrenderings.com

1. Items that shall be included with any Conditional Use Permit Application:

- a. A completed Bountiful City Conditional Use Permit Application completed in detail and notarized. The application must be signed and notarized by each property owner or authorized agent(s).
- b. Payment of Filing Fee: \$200 P.C. \$50 A.C.
- c. If the conditional use permit is to be approved by the Planning Commission, a mailing list of all property owners within three hundred feet (300') of the subject property boundaries based on the most recent Davis County Tax Assessment records, submitted on self-adhesive mailing labels. Items heard by the Administrative Committee do not require mailing labels.
- d. If the conditional use permit requires site plan review, two (2) full sized, and one (1) 11x17 copy or one (1) .PDF file, of the proposed site plan drawn at 1:10 scale or as required by the City Engineer and City Planner. A site plan shall include:
 - i. A north arrow, the scale of the drawing, and the date of the drawing.
 - ii. Street names and addresses.
 - iii. Property lines with dimensions.
 - iv. All sidewalks, driveways, curbs and gutter, and parking areas.
 - v. All existing easements, rights-of-way, and any other restrictions on the use of the property.
 - vi. Existing buildings, proposed buildings, and other significant features on the site.
 - vii. Existing buildings and significant features located on adjacent properties within 50 feet (50') of the subject property boundaries

3. Property Owner Authorization and Affidavit

The undersigned, being duly sworn, depose that I am (we are) the owner(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment, are to the best of my (our) knowledge true and correct.

Dorian Vandegrift
Print Name

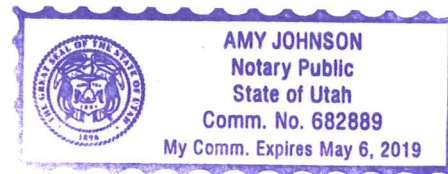
Dorian Vandegrift
Signature

State of Utah)
:ss.
County of Davis)

The foregoing instrument was acknowledged before me this 23 day of SEPTEMBER, 2015.

Amy Johnson
Notary Public

My commission expires: MAY 6, 2019



Print Name

Signature

State of Utah)
:ss.
County of Davis)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____.

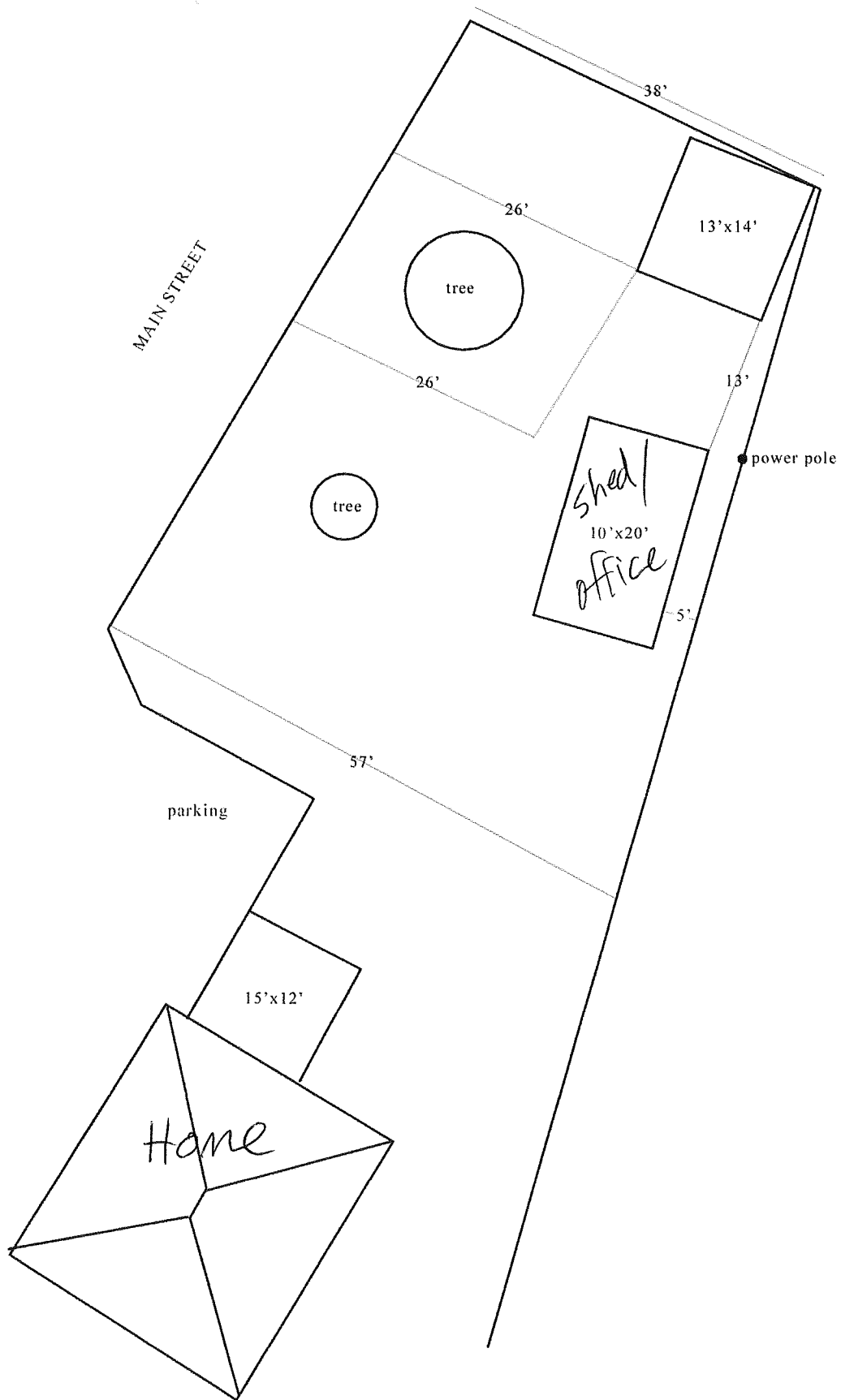
Notary Public

My commission expires:

Dorian Vandegrift

9/23/15

I am self-employed and will be using the office to do computer art. I am the only employee of my business, but at times might require the help of another computer artist on the premises. It will be usual daytime work hours. I will also be installing a movement light at the entrance for security.



1700 SOUTH

parking

DORIAN VANDEGRIFT
290 WEST 1700 SOUTH
BOUNTIFUL, UT 84010